

## 555 CORNELIA CONDOMINIUM ASSOCIATION

### BOARD OF DIRECTORS MEETING JANUARY 28, 2009

Pursuant to notice as provided in the by-laws, the regular meeting of the 555 Cornelia Board of Directors convened on January 28, 2009, in the Hospitality Room, 555 W. Cornelia Ave., Chicago, Illinois. Andrew Schwebel, Acting President, called the meeting to order at 7:05 p.m.

The following directors were present: Andrew Schwebel, Curt Behnke, Marc Condie, John Kelley, Jeannette Nussbaum, Chris Kertesz, Sid Kaz and Harry Weisman.

Management was represented by Judy Cole, Senior Property Supervisor, and Alice Leahy, Property Manager.

#### Approval of Minutes from Last Board Meeting

John Kelley moved to approve the November 2008 minutes, Jeannette Nussbaum seconded and the motion was unanimously approved.

#### Management Report

Alice Leahy presented the management report. *Unit 1604 Radiator Leak:* The owner has been advised that he is responsible for the clean-up work in the common area necessitated by the leak from his unit. He also has been informed that he is responsible for any damage to individual units resulting from that leak.

#### Finance Committee

Jeannette Nussbaum presented the proposal from Nyborg & Associates for a Review in 2009. John Kelley asked that proposals from other auditors be secured by Management so that a comparison of costs and services can be made. Ms. Nussbaum also asked Management to have the budget draft ready for the committee in early April.

#### Operations Committee

Andy Schwebel reported that the committee met to review and update the long-range plan for the building. It was decided that a study of the sundeck be done in order to assess its condition and learn what work is needed on it in the near future. Mr. Schwebel said that this could develop into a capital project item depending on what the findings of the engineering firm are. The committee will meet with the Finance Committee in March to discuss the 2009-2010 budget. In order to conserve energy, the temperature in the garage was lowered to 55 degrees.

#### Decorating/Gardening Committee

Curt Behnke distributed to the Board and Management the plans for the proposed Lobby Uplift. Mr. Behnke said the committee divided the project into three phases to be done over a period of three years, with a total cost budgeted at \$18,200. After discussion, the Board asked that the committee bring a proposal for doing all of the work at once to the February meeting. The Board also directed that the entire project not exceed \$20,000.

## 555 CORNELIA CONDOMINIUM ASSOCIATION

### Legal Committee

John Kelley said that 541 Cornelia's current developer, JDL, has taken the position that the Association's original agreement with the original developer is no longer in force. JDL did agree to pay for two invoices covering an initial engineering consultation and the installation of crack monitors in the garage and boiler room. Mr. Kelley will investigate the matter further and report again in February.

### Social/Welcoming Committee

Chris Kertesz said that the next building party will be scheduled around the opening of this year's pool season.

Sid Kaz reported that 125 residents contributed to the 2008 Building Holiday Fund and 74 contributed to the Garage. Although the total number of contributors was up, the total amount collected was down due to the current state of the economy.

Due to Joan Grossman's passing in late December, the Board needed to vote for a new Board President. John Kelley moved that Andy Schwebel serve out Ms. Grossman's term as President, Sid Kaz seconded and the motion passed unanimously. Harry Weisman moved that John Kelley serve out Mr. Schwebel's term as Vice President for the current Board year, Jeannette Nussbaum seconded and the motion passed unanimously.

Mr. Schwebel stated that just four owners had submitted comments regarding the proposed rule to allow noisy work in units from 10:00 a.m. until noon on Saturdays. Mr. Kertesz recommended that the Board vote on the rule with the stipulation that compliance with the limited hours be monitored and re-visited in a few months. Mr. Kelley moved that the rule to allow noisy work inside units between 10:00 a.m. until 12:00 p.m. on Saturdays be passed, Mr. Kaz seconded and the motion passed by a vote of seven to one, with Marc Condie opposed. Management will notify all residents.

Judy Cole explained that the Illinois Condominium Property Act allows boards to require proof of liability insurance from every owner by a certain date each year. Ms. Cole recommended that the Board consider passing such a rule and include a schedule of fines to be levied on owners who do not comply. She also recommended that the 555 Cornelia Condominium Association, its Board of Directors and Community Specialists be shown as Additional Insured, and that the coverage be \$300,000 or greater. Mr. Kelley moved that the proposed rule requiring proof of liability insurance from all owners be sent to all owners for review, Ms. Nussbaum seconded and the motion passed unanimously.

Ms. Nussbaum moved that the Governing Board Resolution needed for the 2008 scavenger rebate be approved, Mr. Schwebel seconded and the motion passed unanimously.

There being no further business to come before the Board, a motion was made, seconded and approved to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Alice Leahy  
Property Manager